

MINUTES

AGENDA MEETING OF HAMPTON TOWNSHIP COUNCIL

WEDNESDAY, FEBRUARY 10, 2016

President Son called to order the Agenda Meeting of Hampton Township Council at 7:30 pm in the Council Chambers of the Municipal Building located at 3101 McCully Road, Allison Park, Pennsylvania.

Those present: V. Son, President; R. Dunlap (via video call) C. Montgomery, S. Neugebauer, P. Russ, Members; V. Tucceri, Legal Counsel; W.C. Lochner, Municipal Manager.

DISCUSSION REGARDING A PROPERTY SALE REQUEST – PA TURNPIKE COMMISSION

Mr. Tucceri stated that he is waiting to hear back from the Turnpike Commission regarding the proposal sent by the Township. He remarked that as soon as he hears back from the Turnpike Commission he will inform Council so they can make a decision.

DISCUSSION REGARDING A POSSIBLE AGREEMENT WITH THE HAMPTON LIBRARY BOARD OF TRUSTEES

Mr. Lochner explained that the Hampton Community Library has only one full-time employee. Due to this fact, the Library has had difficulty providing HR services/benefits and they are forced to incur payroll related costs for this one employee. He noted that a request was made late last year regarding the possibility of making the library staff employees of the Township and then “leasing” those employees to the Hampton Community Library under the exact same terms and conditions that are currently in place. These employees would then be eligible for all of the same benefits that any other full-time employee of the Township has access to. Mr. Lochner reported that this process has been easily completed; however, Township staff felt that a formal agreement should be authorized by Council and put into place. He remarked that a draft agreement has been generated by the solicitor’s office and forwarded to Council for review. This agreement stipulates that any and all costs incurred by the Township are reimbursed by the Hampton Community Library and the Township has no liability whatsoever.

Mr. Son noted that he asked Mr. Tucceri to make two additional changes to the draft for more clarification. Mr. Son detailed the two changes that he requested and asked the other members to review the draft and forward any changes to Mr. Tucceri. Mr. Son noted that this is an annual agreement that can be extended or cancelled annually. Mr. Montgomery asked if the Township will have supervisory control with regard to employee conduct. Mr. Son affirmed this and clarified that the Library Board will have control over the benefits and payroll. Mr. Lochner remarked that this will be revenue neutral to the Township but will save the Library approximately \$1,100 per year.

Mr. Dunlap entered the meeting via video call at 7:38 pm.

MINUTES
AGENDA MEETING

HAMPTON TOWNSHIP COUNCIL
WEDNESDAY FEBRUARY 10, 2016

DISCUSSION REGARDING A TRAFFIC SIGNAL MAINTENANCE AND REPAIR CONTRACT – BRONDER TECHNICAL SERVICES

Mr. Lochner stated that this service would be on an as-needed basis, however, having a contract in place would lock in the rates.

DISCUSSION REGARDING THE ANNUAL CONSTRUCTION/SANITARY SEWER EQUIPMENT RENTAL BID AUTHORIZATION

Mr. Zarenko stated that this item is simply a request for authorization to obtain bids and is standard operating procedure for the Township.

ENVIRONMENTAL SERVICES BUSINESS

Nothing was brought before Council for discussion.

UPMC REVISED SITE PLAN (15-10)

The applicant, UPMC Corporate Construction & Real Estate, is proposing to develop the lot located at the corner of Route 8 & Mt. Royal Boulevard, owned by St. Margaret Nursing Home Corp., to allow for the construction of a three-story 43,500 square foot Ambulatory Care Center.

Mr. Orban summarized the application and stated that the traffic review is the only engineering review that is incomplete. He noted that the Environmental Advisory Council and Planning Commission are both recommending approval with conditions. The applicant has submitted a response to the traffic review, which has been forwarded to Trans Associates. Mr. Son reminded the other members of Council that this site was given approval for two more buildings as a part of the initial site development. The stipulations for future development were contained in a Consent Decree that was authorized by Township Council and the property owner at that time.

Mr. Orban summarized the concerns in the traffic review and stated the possibility that, at some point in the future, PennDOT may require a new traffic signal with a left turning arrow, or the installation of a northbound left turning lane at the intersection of Mount Royal Boulevard and Route 8. Mr. Russ asked for clarification regarding what may be expected of the Township, should this possibility come to pass. Mr. Lochner noted that the Township would be required to cover the cost of any traffic improvements, unless Council attaches a conditional of approval stating otherwise. Mr. Lochner stated his recommendation that a conditional of approval be considered whereby UPMC would be responsible for at least 50% of the cost of any such required improvements. Mr. Russ agreed with the importance of protecting the Township in case PennDOT does not agree with the applicant's assertion that no changes will be needed at that intersection. Mr. Son expressed concern regarding the potential traffic implications for the traffic heading southbound during rush hour. Mr. Lochner clarified that nothing has been mentioned one way or another, however, this may become an open-ended problem. Mr. Dunlap questioned if UPMC

MINUTES
AGENDA MEETING

HAMPTON TOWNSHIP COUNCIL
WEDNESDAY FEBRUARY 10, 2016

may be willing to agree to 100% reimbursement for this cost, to which Mr. Lochner replied that the Township can certainly ask that. Mr. Montgomery asked for a summary of the variances granted for this project, which Mr. Orban provided. Mr. Montgomery discussed the height variance with the architect for the applicant and asked for a summary of any other commercial properties in Hampton Township that have been granted a similar height variance. Mr. Montgomery verified that the variances granted by the Zoning Hearing Board carry no precedential value for other properties in Hampton Township. Several comments were exchanged regarding the hardship related to the height variance. Mr. Montgomery also verified that there are no issues related to the setbacks. Mr. Lochner noted that the applicants have talked at length with the Township's Volunteer Fire Departments. The architect for the applicant discussed the elements of the site design that accommodate the needs of the Fire Departments.

Roger Altmeyer with UMPC discussed the traffic review with Mr. Son. Mr. Son questioned if the applicant would be willing to agree to a condition of approval regarding the costs associated with any PennDOT requests relating to that intersection. Mr. Altmeyer acknowledged the potential for such a request and stated that UPMC would be willing to share the costs associated at least up to 50%. Mr. Montgomery stated his support for a higher percentage of the cost to be shared by UPMC. Mr. Altmeyer provided a summary of the application details. Mr. Altmeyer noted that the general hours of operation will be 8:00 am to 6:00 pm, with a walk-up clinic potentially open until 9:00 pm.

OTHER BUSINESS

At 7:55 pm Council adjourned to an executive session to discuss a personnel matter. As there were no further items to discuss, Council adjourned the meeting directly from the executive session.

There being no further items for discussion, Mr. Son adjourned the Agenda Meeting at 7:55 pm.

Susan A. Bernet,
Clerk of Council

Victor D. Son,
President of Council